

Lake Geneva City Treasurer
626 Geneva St
Lake Geneva, WI 53147

**WALWORTH COUNTY - STATE OF WISCONSIN
PROPERTY TAX BILL FOR 2014
REAL ESTATE**

FCB PROPERTIES LLC-LAKE GENEVA SERIES

Parcel Number: ZUN 00001
Bill Number: 134645

Important: Be sure this description covers your property. Note that this description is for tax bill only and may not be a full legal description. See reverse side for important information.

Location of Property/Legal Description

UNIT 1 UNIQUE LAKE GENEVA OFFICE PARK, A CONDOMINIUM AS RECORDED IN CONDO CAB A SLIDE 638 WCR. LOCATED IN SE 1/4 NW 1/4, SW 1/4 NE 1/4, NW 1/4 SE 1/4, NE 1/4 SE 1/4 & SW 1/4 SE 1/4 SEC 31 T2N R18E. CITY OF LAKE GENEVA OMTS ZLGBP-11A, 12, 13, 14 & 15 ADDENDUM #2 RECORDE
0.000 ACRES

134645/ZUN 00001

FCB PROPERTIES LLC-LAKE GEN
165 S RANDALL RD
ELGIN IL 60123

Please inform treasurer of address changes.

ASSESSED VALUE LAND 7,500	ASSESSED VALUE IMPROVEMENTS 236,200	TOTAL ASSESSED VALUE 243,700	AVERAGE ASSMT. RATIO 0.956436683	NET ASSESSED VALUE RATE 0.02281688 (Does NOT reflect credits)	NET PROPERTY TAX 5479.55																																																																		
ESTIMATED FAIR MARKET VALUE LAND 7,800	ESTIMATED FAIR MARKET VALUE IMPROVEMENTS 247,000	TOTAL ESTIMATED FAIR MARKET VALUE 254,800	<div><div></div><div>A star in this box means unpaid prior year taxes.</div></div>	School taxes also reduced by school levy tax credit 497.46																																																																			
<table><tr><td>TAXING JURISDICTION</td><td>2013 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2014 EST. STATE AIDS ALLOCATED TAX DIST.</td><td>2013 NET TAX</td><td>2014 NET TAX</td><td>% TAX CHANGE</td></tr><tr><td>STATE OF WISCONSIN</td><td>0</td><td>0</td><td>41.91</td><td>43.26</td><td>3.2%</td></tr><tr><td>WALWORTH COUNTY</td><td>183,438</td><td>201,319</td><td>1,139.00</td><td>1,173.62</td><td>3.0%</td></tr><tr><td>City of Lake Geneva</td><td>788,244</td><td>815,125</td><td>1,471.80</td><td>1,471.69</td><td>0.0%</td></tr><tr><td>Sch Lake Geneva J 1</td><td>4,049,088</td><td>4,645,055</td><td>1,551.56</td><td>1,501.80</td><td>-3.2%</td></tr><tr><td>UHS LG-Genoa City</td><td>547,884</td><td>557,354</td><td>1,150.45</td><td>1,173.76</td><td>2.0%</td></tr><tr><td>Gateway Technical</td><td>171,584</td><td>214,089</td><td>403.73</td><td>196.34</td><td>-51.4%</td></tr><tr><td>TOTAL</td><td>5,740,238</td><td>6,432,942</td><td>5,758.45</td><td>5,560.47</td><td>-3.4%</td></tr><tr><td>FIRST DOLLAR CREDIT</td><td></td><td></td><td>-82.97</td><td>-80.92</td><td>-2.5%</td></tr><tr><td>LOTTERY AND GAMING CREDIT</td><td></td><td></td><td>0.00</td><td>0.00</td><td>0.0%</td></tr><tr><td>NET PROPERTY TAX</td><td></td><td></td><td>5,675.48</td><td>5,479.55</td><td>-3.5%</td></tr></table>						TAXING JURISDICTION	2013 EST. STATE AIDS ALLOCATED TAX DIST.	2014 EST. STATE AIDS ALLOCATED TAX DIST.	2013 NET TAX	2014 NET TAX	% TAX CHANGE	STATE OF WISCONSIN	0	0	41.91	43.26	3.2%	WALWORTH COUNTY	183,438	201,319	1,139.00	1,173.62	3.0%	City of Lake Geneva	788,244	815,125	1,471.80	1,471.69	0.0%	Sch Lake Geneva J 1	4,049,088	4,645,055	1,551.56	1,501.80	-3.2%	UHS LG-Genoa City	547,884	557,354	1,150.45	1,173.76	2.0%	Gateway Technical	171,584	214,089	403.73	196.34	-51.4%	TOTAL	5,740,238	6,432,942	5,758.45	5,560.47	-3.4%	FIRST DOLLAR CREDIT			-82.97	-80.92	-2.5%	LOTTERY AND GAMING CREDIT			0.00	0.00	0.0%	NET PROPERTY TAX			5,675.48	5,479.55	-3.5%
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<div>TOTAL DUE: \$5,479.55</div> <div>FOR FULL PAYMENT PAY BY: JANUARY 31, 2015</div> <div>Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.</div>																																																																							

FOR INFORMATION PURPOSES ONLY • Voter Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends	Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends

PAY 1ST INSTALLMENT OF: \$2,739.78

BY JANUARY 31, 2015

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147

PIN# ZUN 00001

FCB PROPERTIES LLC-LAKE GENEVA SERIES
BILL NUMBER: 134645

PAY 2ND INSTALLMENT OF: \$2,739.77

BY JULY 31, 2015

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

WALWORTH COUNTY TREASURER
100 W WALWORTH
PO BOX 1001
ELKHORN, WI 53121

PIN# ZUN 00001

FCB PROPERTIES LLC-LAKE GENEVA SERIES
BILL NUMBER: 134645

PAY FULL AMOUNT OF: \$5,479.55

BY JANUARY 31, 2015

AMOUNT ENCLOSED _____

MAKE CHECK PAYABLE AND MAIL TO:

LAKE GENEVA CITY TREASURER
626 GENEVA ST
LAKE GENEVA, WI 53147

PIN# ZUN 00001

FCB PROPERTIES LLC-LAKE GENEVA SERIES
BILL NUMBER: 134645



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT



INCLUDE THIS STUB WITH YOUR PAYMENT